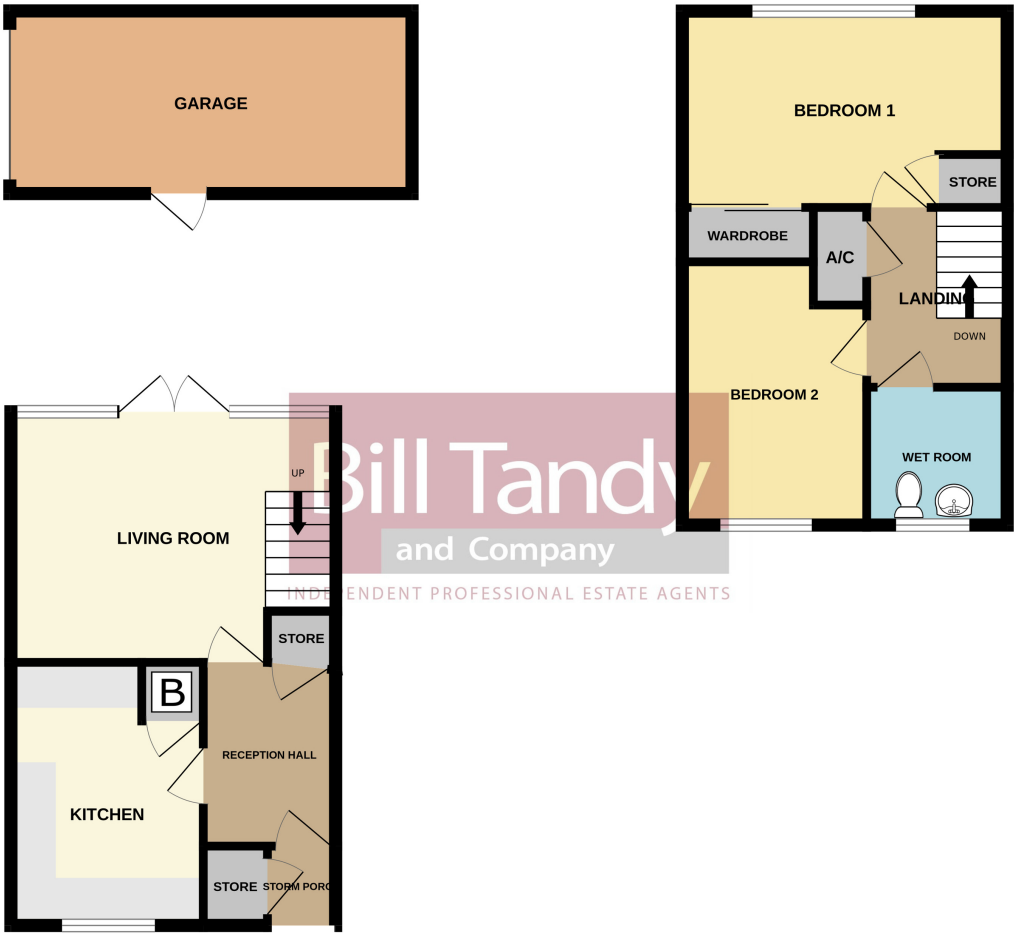




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1 Linden Avenue, Burntwood,  
Staffordshire, WS7 2AX

£185,000 Freehold  
NO CHAIN

Well, What an opportunity we have on our hand's here! Perfect for first time buyers or investors this tidy and well looked after two bedroom end terrace on a corner plot, is being sold with the benefit of NO ONWARD CHAIN. This gem of a property is superbly located on a fabulous corner plot only a stones throw from Redwood Park and having easy access to local convenience shops only a short walk away and Sankey's Corner a few minuets around the corner. With the property requiring cosmetic updating and currently using a warm air heating system it offers a host of buyers a fantastic opportunity make it their own. Being one of the larger plots in this popular residential cul-de-sac with the useful bonus of a detached garage and driveway to the rear with additional access to it from the rear garden, the wrap around side gardens offer plenty of potential for further development (subject to the necessary planning permission). Internally the property comprises in brief of; reception hall, fitted kitchen, living Room, on the ground floor with two good size double bedrooms along side a fitted wet room. An early viewing is considered essential to fully appreciate the accommodation on offer.



**ENTRANCE HALL**  
approached via a UPVC opaque double glazed front entrance door and having ceiling light point, doors to further accommodation and coat cupboard.

**KITCHEN**  
3.60m x 2.60m (11' 10" x 8' 6") having tile effect flooring, matching white traditional style base and wall mounted units, pre-formed work surface, chequerboard style splashback tiling, one and a half bowl sink and drainer with mixer tap, space and plumbing for washing machine, integrated electric hob with overhead extractor and oven beneath, space for free-standing fridge/freezer, ceiling light point, UPVC double glazed window to front and corner cupboard housing the warm air central heating boiler.

**LIVING ROOM**  
4.40m x 3.40m (14' 5" x 11' 2") having ceiling light point, UPVC double glazed picture windows to rear with double French doors opening out to the rear garden, decorative fireplace with brick and stone surround and slate hearth and stairs rising to the first floor.

**FIRST FLOOR LANDING**  
having ceiling light point, loft access hatch, airing cupboard housing the hot water tank and doors lead off to further accommodation.



**BEDROOM ONE**  
4.40m x 2.70m (14' 5" x 8' 10") having ceiling light point, UPVC double glazed window overlooking the rear garden, built-in double wardrobe with sliding doors and over stairs storage cupboard.

**BEDROOM TWO**  
3.60m x 2.50m (11' 10" x 8' 2") having ceiling light point and UPVC double glazed window to front.

**SHOWER WET ROOM**  
having non-slip flooring, half height tiling extending to full height around the shower area, white suite comprising low level W.C., wash hand basin and electric shower fitment, UPVC opaque double glazed window to front, extractor fan, ceiling light point and wall heater.

**OUTSIDE**  
The property sits on a very good corner plot



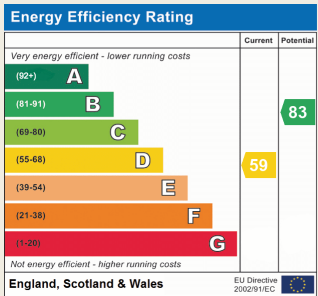
benefiting from gardens to front, side and rear. To the front the property is set well back from the road behind a foregarden with mature shrubs and a paved path leading up to the front door. The gardens continue to the side and rear of the property, and a side access leads to the rear garden having paved patio area with decorative brick wall and lawned garden beyond having a central paved path leading to the garage at the rear and borders with mature shrubs.

**DETACHED SINGLE GARAGE**  
located in a separate block of three garages and approached via a manual up and over entrance door and having personal door to the rear garden. There is driveway parking to the front of the garage.



**COUNCIL TAX**  
Band B.

**FURTHER INFORMATION/SUPPLIES**  
Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



**TENURE**  
Our client advises us that the property is Freehold. Should you proceed with the



purchase of the property these details must be verified by your solicitor.

**VIEWING**  
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.